

**Application 2012 6316**  
**Rear of 234 Belsize Road, London NW6 4BT**

### **ACCESS & LIFETIME HOMES STANDARDS**

The application site occupies an accessible location close to local shops and other services. The site is also within convenient walking distance of local bus, tube and rail services.

It is noted that Camden Planning Guidance states that Lifetime Homes (LH) standards will be applied flexibly to the conversion of existing buildings. In response to the specific questions raised the following should be noted in respect of LH criteria (1-16), in so far as they apply to the application property: -

- 1. *Parking provision*** – not applicable
- 2. *Approach to dwelling from parking*** – not applicable
- 3. *Approach to entrances*** - level access will be provided from the footway to the property's main entrance
- 4. *Entrances*** – the entrance is illuminated and opening widths are subject to design constraints
- 5. *Communal stairs and lifts*** – not applicable
- 6. *Internal doorways and hallways*** – compliance will be achieved where possible (see REVISED application drawings 078-02A)
- 7. *Circulation space*** – both the ground floor living area and first floor bedroom provides space for turning a wheelchair (see REVISED application drawings 078-02A)
- 8. *Entrance level living space*** – a living space is provided at entrance level
- 9. *Potential for entrance level bed-space*** – the ground floor living space could be used as temporary bed-space
- 10. *Entrance level toilet and shower drainage*** – a ground floor toilet with shower is provided
- 11. *Toilet and bathroom walls*** – walls could provide firm fixing and support for adaptations such as grab rails
- 12. *Stairs and potential through-floor lift in dwelling*** – It will be possible to install a stair-lift as and when needed ; it would be possible to provide a through-floor lift if required in the future (see REVISED application drawings 078-02A)
- 13. *Potential for hoists and bedroom/bathroom relationship*** – the existing structure can be adapted to accommodate a hoist; the bathroom is located at first floor bedroom level ensuite to the bedroom.
- 14. *Bathrooms*** – the first floor bathroom could meet accessible bathroom standards (see REVISED application drawings 078-02A)
- 15. *Glazing and window handle heights*** – there will be a clear view out of the principal living space for people to see out when seated.

Accessible window openings will be provided where possible, and subject to design constraints

**16. *Location of service controls*** – existing installation are at accessible height and new installations will similarly be located at accessible heights.

The proposed conversion would be as close to Lifetime Homes Standards compliant as possible for a conversion. **This is necessary for the future access needs of the applicants.**

**Plans have been annotated to show Lifetime Homes Information. (see REVISED application drawings 078-02A)**